

Westfield-Washington Advisory Plan Commission held a meeting on Monday, May 7, 2012 scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum

Commission Members Present: Bob Smith, Dan Degnan, Steve Hoover, Charles Lehman, Bill Sanders, Cindy Spoljaric, Bob Spraez, and Danielle Tolan.

City Staff Present: Matthew Skelton, Director; Jennifer Miller, Assistant Director; Kevin Todd, Senior Planner; and Sarah Reed, Associate Planner

Minutes:

Motion: To approve the minutes for the April 2, 2012 APC meeting as presented.

Motion: Tolan; Second: Spoljaric; Vote: Passed by voice vote

Todd reviewed Public Hearing Rules of Procedure.

ITEMS OF BUSINESS

Case No.	1205-DP-04 & 1205-SPP-01
Petitioner	Terra Site Development, Inc.
Description	Waters Edge at Springmill Trails; West side of Casey Road, approximately 0.5 mile north of State Road 32; Petitioner requests a Development Plan and a Primary Plat Review for 106 single family residential lots on approximately 36 acres in the Residential District 2 section of the Springmill Trails PUD.

Reed introduced the petition stating no action is required at this time. She also stated the petition is compliant and was properly advertised for the public hearing tonight.

Mr. Cliff White, M/I Homes, presented further details of the project, including square footage, amenities, including trails, fishing dock, and orchards.

A Public Hearing opened at 7:10 p.m.

No one spoke, and the Public Hearing closed at 7:11 p.m.

Degnan asked if the Parks Department was comfortable with the development plan regarding trails and connectivity.

Reed responded Parks & Recreation did submit comments prior to TAC and their only concern was the timing on 8-foot walking path along Casey Road, which will be addressed at the May 21 meeting and the staff report.

Hoover asked Mr. Beau Wilfong if he is comfortable with the open space being less than the overall, knowing it would have to be made up elsewhere.

Wilfong responded that he is comfortable with the amount, and that they will most likely go over the required amount.

Case No. 1204-ZOA-02
Petitioner City of Westfield
Description Road Impact Fee Ordinance; Petitioner a public hearing on City Ordinance 12-13 Road Impact Fee.

Miller discussed the Road Impact Fee Ordinance which was approved by the Council on April 9, 2012. She stated the next step is the public hearing tonight, and then this item will be back before the Commission on May 21, 2012.

A Public Hearing opened at 7:18 p.m.

Mr. David M. Compton, Pulte Homes, representing the Builders Association of Greater Indianapolis, stated their belief that impact fees help provide for the orderly growth and development in a community. However, BAGI's current concern is if the full increase was passed by the Council; believe there will be a significant negative impact both on the commercial and residential development within the City of Westfield. He stated they would suggest maybe a tiered approach over a five-year period and then another update to the plan.

The Public Hearing closed at 7:19 p.m.

Hoover stated he liked the idea of perhaps looking at stepping the impact fee up over time rather than a one-time hit and asked if this is common in other communities.

Skelton responded he has never seen it done, but does not know of anything in the statute preventing it.

Case No. 1205-PUD-05
Petitioner JR Farmer Harmony, LLC
Description Harmony Planned Unit Development; Northwest corner of 146th Street and Ditch Road; Petitioner requests a change in zoning on approximately 277 acres from the AG-SF1 District to the Harmony PUD District.

Todd introduced the new PUD proposal stating this item is scheduled for a public hearing; he introduced the petitioner to make their presentation.

Mr. Rick Mildner introduced guests Bryan Stumpf and Brian Cannan.

Stumpf, with AmericanStructure Point, introduced details of the Harmony project, which is a mixed use community.

Cannan shared further details of the project and overall planning goals.

A Public Hearing opened at 7:45 p.m.

Ms. Andrea Montgomery, representing the Westfield Chamber of Commerce Board, stated support of the Harmony PUD.

Mr. Joe Plankis, President of Centennial HOA and representing Centennial HOA, encouraged the Commission to review the Comprehensive Land Use Plan and further stated that the HOA Board is opposed to this project. He also stated the Board asked the Developer to make a presentation to all Centennial residents, but did not receive a reply to that request. Plankis also asked that his earlier email be made part of the public record.

Mr. Sanford Horn stated his opposition to the project stating the proposed commercial piece of the Harmony project is right outside his door. He also believes the value of homes is in jeopardy as well as the quality of life.

Mr. Bruce Watson, representing a part of his community, stated the traffic study report projected growth rate is overall 2%; however, also appears that the traffic rate from 146th up to that Somerville Circle appears to be around 22%, which is of great concern to this part of the community. He also stated, if a commercial drive, there needs to be a tie into 146th Street from the commercial area. He stated that otherwise all commercial traffic in that area will have to go around Somerville Drive. Additionally, he added another issue is that the backsides of the commercial buildings facing Ditch Road, which homes would look directly into, be developed in such a way that the elevations on the back side would be pleasing to look at from the Ditch Road side. He also expressed concern about the possibility of a gas station, stating no one he has spoken with in his part of the community wants to see a gas station on that corner.

Mr. Brent Newnan expressed concern about public awareness and education of this project. He also expressed concern about the commercial part of the project.

Mr. Bruce VanAtta expressed concern regarding the minimal green space and minimal buffering and asked the Commission to consider much more significant buffering and require more green space and lowering the density.

Mr. Ernest Simons, President of HOA Autumn Wood Farms (across 146th Street in Carmel), encouraged the Commission to use the Comprehensive Plan/residential plan established in 2007 and sees no need whatsoever of having a commercial aspect to this development.

Mr. Joe McCarthy asked if a decision would be made tonight because he is interested in getting a group together and getting advice on how to address their area. He also asked if there was a failure provision, i.e. a bond, in case this begins and can't be completed due to economic reasons.

Skelton responded that there is a performance bonding period and a maintenance bonding period.

The Public Hearing closed at 8:06 p.m.

Hoover stated that he sees plans and pictures, but doesn't feel like the PUD ordinance adequately supports or requires the same amount of architecture. He also expressed concern about architectural requirements for the homes or the businesses.

Spoljaric expressed concern about the multi-family density. She also questioned whether this was the appropriate area for commercial development. She also stated that she would have preferred to hear that the petitioner has been in more meetings with affected neighborhoods.

Tolan also expressed concern about the lack of communication in making sure the Centennial residents are informed.

Mildner responded to public hearing comments.

Stumpf stated the flow along Ditch Road is important to the petitioner. He also stated that the architecture is four-sided so that the businesses look good along Ditch Road. He assured the Commission that the petitioner is very cautious of the Comprehensive Plan and how it is applied.

A discussion followed regarding the 146th Street corridor, a 146th Street Corridor Study, economic development, and the Comprehensive Plan.

Todd discussed the new APC filings for June.

ADJOURNMENT (8:52 p.m.)

President, Robert Smith, Esq.

Vice President, Daniel Degnan

Secretary, Matthew S. Skelton, Esq.